

"EXHIBIT NO.. 4"

This CONTRACT OF SALE, made this 23rd day of August, 1960, by and between G. Austin Miller and Margaret M. Miller, his wife, of the City of Baltimore, State of Maryland; Ruth C. Kinna and C. Oscar Kinna, her husband; Edith M. Schroyer and Herman H. Schroyer, her husband; M. Catherine Miller, widow, as next friend of Mark Albert Miller, infant, all of Frederick County, Maryland, Parties of the First Part; and Kenneth L. Boyer and Doris J. Boyer, his wife, Parties of the Second Part, of Frederick County, Maryland,

W I T N E S S E T H :

That, subject to the confirmation of this Contract by the Circuit Court for Frederick County, in Equity, the said Parties of the First Part do hereby agree to sell unto the said Parties of the Second Part, and the said Parties of the Second Part do hereby agree to purchase from the Parties of the First Part

All that lot or parcel of land fronting 66 feet, more or less, on the north side of Washington Street, and running back for depth 205 feet, more or less, improved with a two-story, six-rooms and bath frame composition roof dwelling known as No. 9 Washington Street, in Middletown, Frederick County, Maryland.

Being all and the same real estate conveyed in a deed from Margaret R. Hauver, widow, et. al., to Albert C. Miller and Ada H. Miller, his wife, being dated September 3, 1937, and recorded in Liber No. 409, folio 192, one of the Land Records of Frederick County, Maryland,

SUBJECT, however, to the right of way reserved in the aforesaid deed, and FURTHER SUBJECT to the right of way conveyed by the said Albert C. Miller and Ada H. Miller, his wife, to The Middletown Savings Bank, by deed dated February 8, 1941, and recorded in Liber No. 426, folio 440, one of the Land Records of the County aforesaid.

Title to the aforementioned real estate having vested in the said Ada H. Miller by virtue of the right of survivorship upon the death of the said Albert C. Miller, which occurred on or about the 27th day of December, 1944.

To which aforesaid deeds and the references therein contained reference is hereby made for a more particular description of the real estate intended to be conveyed by these presents.

TOGETHER WITH ALL AND SINGULAR the buildings, improvements, rights, ways, waters, easements, privileges and appurtenances thereunto belonging or in anywise appertaining.